

# EAGLE VILLAGE PLAT 1

## FIRE NOTE:

SEVEN (7) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

N 1/4 SEC 13  
T6S, R2W, S1B&M

Scale 1" = 50'

N 89°31'09" W (BASIS OF BEARING)

NE COR SEC 13  
T6S, R2W, S1B&M  
ELEV = 4867.60

## PLAT NOTES:

1. ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.
2. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
3. PUBLIC OPEN SPACE AND CITY PARK SPACE IS A PUBLIC UTILITY EASEMENT.

## SURVEYOR'S CERTIFICATE

I, ARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

July 1, 2020  
DATE

*[Signature]*  
ARON D. THOMAS (SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°31'09" WEST ALONG SECTION LINE 1883.55 FEET AND SOUTH 1752.65 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 00°46'19" WEST 601.20 FEET; THENCE SOUTH 89°59'56" WEST, A DISTANCE OF 101.42 FEET; THENCE SOUTH 58°00'19" WEST, A DISTANCE OF 62.49 FEET; THENCE SOUTH 89°59'56" WEST, A DISTANCE OF 96.00 FEET; THENCE SOUTH 00°00'04" EAST, A DISTANCE OF 68.04 FEET; THENCE SOUTH 89°59'56" WEST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 87°18'37" WEST, A DISTANCE OF 53.06 FEET; THENCE SOUTH 89°59'56" WEST, A DISTANCE OF 116.91 FEET; THENCE NORTH 00°28'20" EAST 597.16 FEET; THENCE SOUTH 89°59'56" WEST 653.56 FEET; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT 28.12 FEET THROUGH A CENTRAL ANGLE OF 05°51'32" (CHORD BEARS SOUTH 02°09'18" EAST 28.11 FEET); THENCE SOUTH 00°46'28" WEST 7.87 FEET; THENCE SOUTH 89°13'32" EAST 70.75 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT 32.19 FEET THROUGH A CENTRAL ANGLE OF 87°49'32" (CHORD BEARS NORTH 45°18'46" WEST 29.13 FEET); THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT 66.78 FEET THROUGH A CENTRAL ANGLE OF 11°46'20" (CHORD BEARS NORTH 07°17'10" WEST 66.66 FEET); THENCE NORTH 13°10'20" WEST 20.41 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT 21.34 FEET THROUGH A CENTRAL ANGLE OF 6°59'10" (CHORD BEARS NORTH 09°40'45" WEST 21.32 FEET); THENCE NORTH 06°11'10" WEST 2.68 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 25.22 FEET THROUGH A CENTRAL ANGLE OF 96°21'08" (CHORD BEARS NORTH 41°59'24" EAST 22.36 FEET); THENCE SOUTH 89°59'56" EAST 111.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 471,955.50 SQUARE FEET OR 10.8172 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

## EAGLE MOUNTAIN CITY PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyor's certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):  
PRINTED NAME OF OWNER **Andrew Patterson, Manager** July 2, 2020  
*[Signature]*  
Needlebrook Properties Limited Partnership

AUTHORIZED SIGNATURE(S) *[Signature]*  
**EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION**

We, the undersigned owners of all the real property depicted on this plat and described in the surveyor's certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):  
PRINTED NAME OF OWNER **Andrew Patterson, Manager** July 2, 2020  
Patterson Development, LLC

AUTHORIZED SIGNATURE(S) *[Signature]*  
**ACKNOWLEDGMENT**

On the 02 day of July, 2020 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES **12-24-2022**  
*[Signature]*  
NOTARY PUBLIC SIGNATURE  
Notary Public Commission in Utah

**703834**  
COMMISSION NUMBER  
*[Signature]*  
PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

APPROVED BY MAYOR *[Signature]* APPROVED BY CITY ATTORNEY *[Signature]*

APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

## FINAL PLAT 1

# EAGLE VILLAGE

## SUBDIVISION

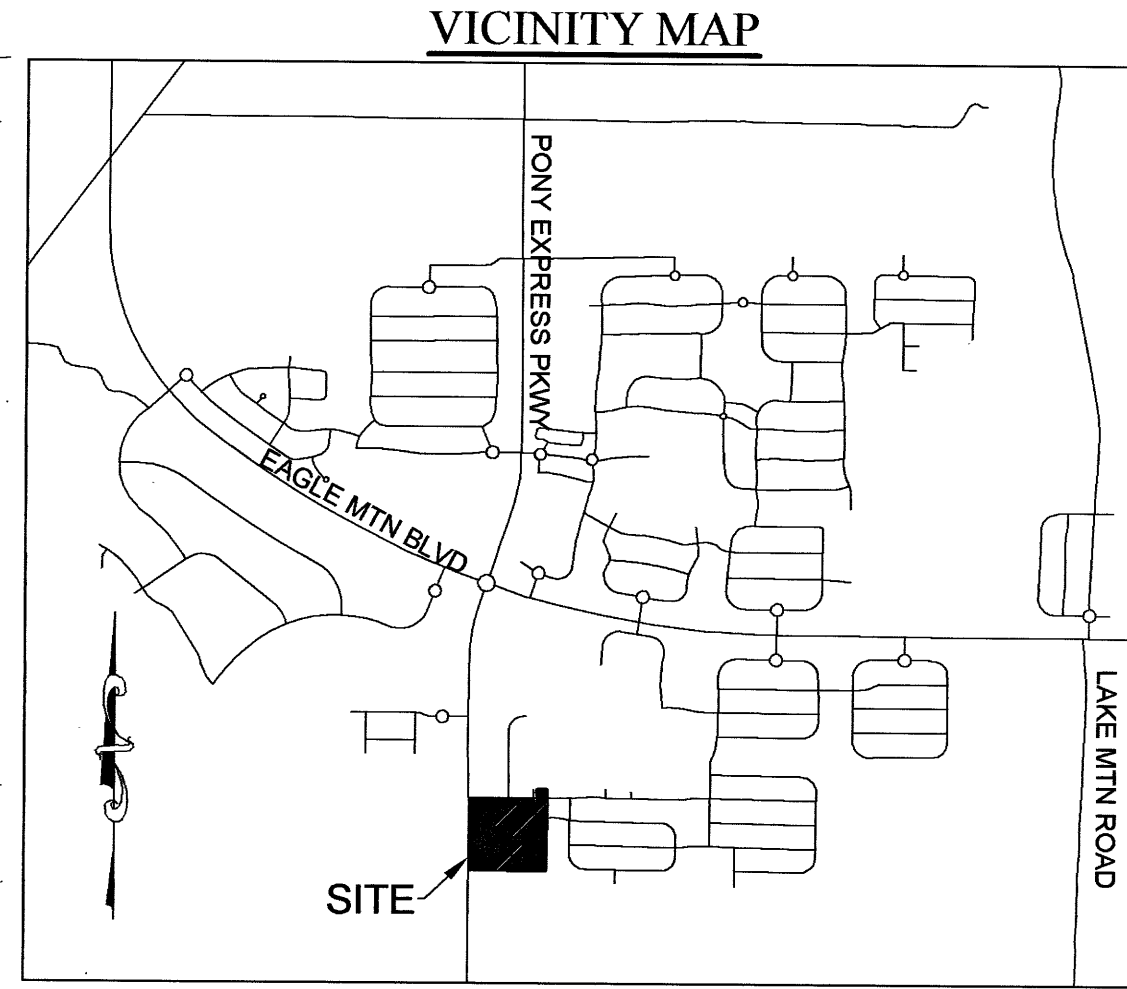
LOCATED IN THE NE QUARTER OF SEC 13, TOWNSHIP 6S, RANGE 2W, S1B&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	275.00	28.12	5°51'32"	28.11	S 2°9'18" E
C2	21.00	32.19	87°49'32"	29.13	N 45°18'46" W
C3	325.00	66.78	11°46'20"	66.66	N 7°17'10" W
C4	175.00	21.34	6°59'10"	21.32	N 9°40'45" W
C5	15.00	25.22	96°21'08"	22.36	N 41°59'24" E
C6	325.00	35.07	6°10'56"	35.05	S 4°44'47" E
C7	325.00	1.45	0°15'19"	1.45	S 1°31'39" E
C8	21.00	32.10	87°34'26"	29.06	S 45°26'32" E
C9	21.00	32.99	90°0'0"	29.70	S 45°46'15" W
C10	226.50	120.63	30°30'53"	119.21	S 16°1'42" W
C13	15.00	19.44	7°41'43"	18.11	S 5°00'9" E
C14	120.00	12.14	5°47'39"	12.13	S 40°3'36" E
C15	120.00	43.71	20°52'14"	43.47	S 26°43'39" E
C16	120.00	34.12	16°17'28"	34.01	S 8°48'48" E
C17	120.00	89.97	42°57'21"	87.87	S 21°28'45" E
C18	93.50	70.49	43°11'42"	68.83	N 21°35'55" W
C19	67.00	39.37	33°39'50"	38.80	N 16°49'59" W
C20	15.00	24.87	94°59'38"	22.12	N 81°9'43" W
C21	226.50	72.58	18°21'31"	72.27	S 60°31'14" W
C22	226.50	56.63	14°19'27"	56.48	S 76°51'43" W
C23	226.50	23.62	5°58'30"	23.61	S 87°0'41" W
C24	226.50	152.62	38°39'28"	149.94	S 70°40'12" W
C25	200.00	173.94	49°49'53"	168.51	S 65°4'59" W
C26	173.50	270.20	89°13'41"	243.71	N 45°23'6" E
C27	173.50	36.50	42°33"	36.43	N 83°58'22" E
C28	173.50	161.92	53°28'20"	158.11	N 51°13'36" E
C29	173.50	57.01	18°49'39"	56.76	N 15°13'39" E
C30	173.50	14.77	4°52'34"	14.76	N 3°12'32" E
C31	200.00	137.52	39°23'48"	134.83	N 20°28'9" E
C32	15.00	23.73	90°37'54"	21.33	N 44°32'42" W
C33	15.00	23.36	89°34'41"	21.07	S 45°23'5" W
C34	15.00	23.56	90°0'0"	21.21	S 44°59'56" W
C35	15.00	23.69	90°28'24"	21.30	N 44°45'52" W
C36	15.00	23.44	89°31'36"	21.13	S 45°14'8" W
C37	15.00	23.56	90°0'0"	21.21	N 45°0'4" W
C38	25.00	6.89	15°47'13"	6.87	S 82°6'20" W
C39	25.00	7.30	16°44'11"	7.28	N 81°38'4" W
C40	60.00	17.38	16°35'52"	17.32	N 7°49'36" W
C41	60.00	13.91	13°16'56"	13.88	N 9°29'4" W
C42	60.00	32.39	30°55'55"	32.00	N 12°37'21" E
C43	60.00	30.32	28°57'18"	30.00	N 42°33'58" E
C44	60.00	37.28	35°36'10"	36.69	N 74°50'42" E
C45	60.00	14.61	13°57'5"	14.57	S 80°22'41" E
C46	60.00	128.52	122°43'24"	105.32	N 45°14'10" E
C47	41.50	64.85	89°31'39"	58.45	N 45°14'10" E
C48	15.00	23.44	89°31'39"	21.13	N 45°14'10" E
C49	60.00	17.38	16°35'52"	17.32	S 81°42'5" E
C50	60.00	22.64	21°37'10"	22.51	N 79°11'24" E
C51	60.00	7.68	7°20'8"	7.68	N 64°42'45" E
C52	60.00	30.32	28°57'18"	30.00	N 75°31'20" E
C53	60.00	49.69	47°27'3"	48.28	N 84°46'13" E
C54	60.00	30.32	28°57'18"	30.00	S 57°13'7" E
C55	60.00	29.24	27°55'14"	28.95	S 28°35'21" E
C56	60.00	28.26	26°58'12"	28.00	S 18°8' E
C57	60.00	18.19	17°22'5"	18.12	S 21°23'1" W
C58	60.00	155.70	148°40'52"	115.55	S 44°36'53" E
C59	41.50	65.75	90°46'16"	59.08	S 44°36'53" E
C60	15.00	23.76	90°46'16"	21.36	S 44°36'53" E
C61	60.00	30.32	28°57'18"	30.00	S 15°14'54" W
C62	325.00	30.26	5°20'5"	30.25	S 10°30'18" E



## PLAT 1 CALCULATIONS

TOTAL ACREAGE:	10.82 ACRES
BUILDABLE ACREAGE:	10.82 ACRES
TOTAL ACREAGE IN LOTS:	7.10 ACRES
TOTAL RIGHT-OF-WAY AREA:	2.97 ACRES
TOTAL OPEN SPACE:	0.75 ACRES
TOTAL DEVELOPED OPEN SPACE:	0.75 ACRES
AVERAGE LOT SIZE:	5,947 SF/0.14 ACRES
LARGEST LOT SIZE:	8,810 SF/0.20 ACRES
SMALLEST LOT SIZE:	4,553 SF/0.11 ACRES
OVERALL DENSITY:	4.8 LOTS/ACRE
TOTAL # OF LOTS:	52 LOTS

## DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.11arf1r.

*[Signature]* #2/20  
DATE

SURVEYOR: AZTEC ENGINEERING INC.  
491 N. 450 W.  
OREM, UT. 84057  
(801) 224-7308

## ROCKY MOUNTAIN POWER

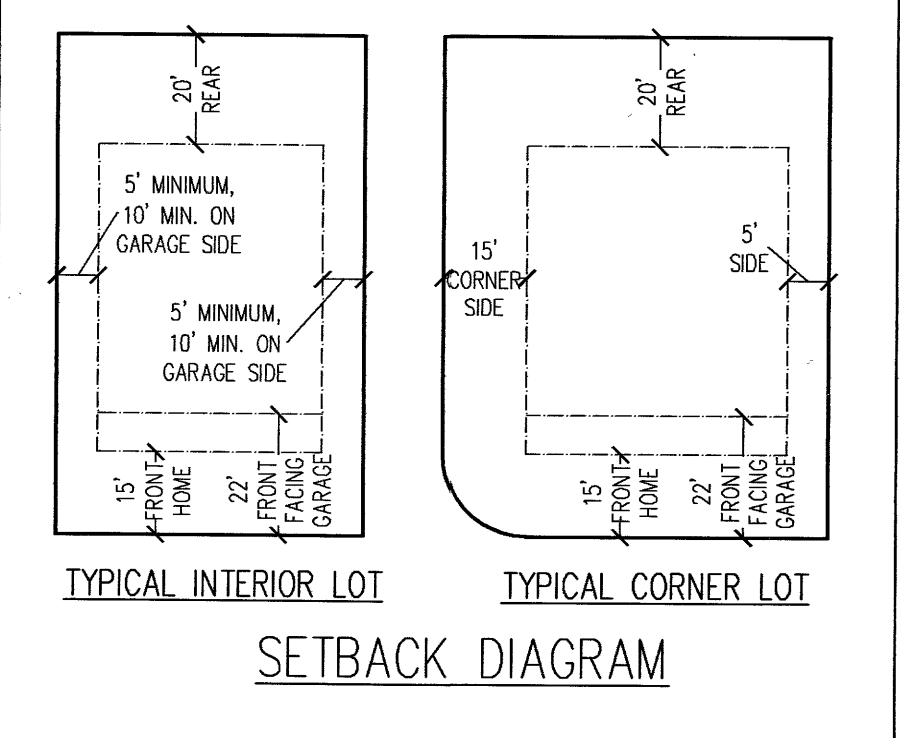
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
  - (1) A recorded easement or right-of-way
  - (2) The law applicable to prescriptive rights
  - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
  - (4) Any other provision of law

ROCKY MOUNTAIN POWER 07-06-2020  
DATE

## DOMINION ENERGY

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-way department at 1-800-366-8532.

Approved this 1 day of July, 2020  
Dominion Energy  
*[Signature]*  
By Val Smith  
Title PL- Cert



## SETBACK DIAGRAM

SHEET L101 (CONTAINS) 703834, UTAH COUNTY RECORDER, RECORDED FOR EAGLE MOUNTAIN CITY

17160